

BOARD OF APPEAL REFERRALS

February 2, 1978

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2. Z-4054 Pasquale Pregoni and Domenic Varano
1328 River Street, Hyde Park
3. Z-4055-4057 Concettina Genovese
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4. Z-4059 William A. Coolidge, Trustee
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5. Z-4060 Pamela M. Pettinati, M.D.
705 Cambridge Street, Brighton
6. Z-4083 Anthony Cicconi
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7. Z-4098 United Way of Mass. Bay, Inc.
14 Somerset Street and
2-10 Ashburton Place, Boston

MEMORANDUM

February 2, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert F. Walsh, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/14/78

Z-4051
Barbara Ann Campbell
294 South Street, Jamaica Plain
near Asticou Road

2½-story frame structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from community building (Family Society of Greater Boston) to two-family dwelling.

Violation(s):
Section

Required

Proposed

8-7. Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.5 district.

14-2. Lot area is insufficient.

8,000 sf

4,716 sf

Two-family conversion is inappropriate. One-family dwelling would be desirable and consistent with surrounding residential properties. Neighborhood opposition is existing. Recommend denial.

VOTED: In reference to Petition No. Z-4051, brought by Barbara Ann Campbell, 294 South Street, Jamaica Plain, for a forbidden use and a variance for a change of occupancy from a community building to a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Two-family conversion is inappropriate. One-family dwelling is desirable and consistent with surrounding residential properties. Neighborhood opposition exists.

Z-4051
294 SOUTH ST.
(J.P.)



Board of Appeal Referrals 2/2/78

Hearing: 2/14/78

Z-4054

Pasquale Pregoni and Domenic Varano
 1328 River Street, Hyde Park
 near Business Street

One-story masonry structure

District(s): apartment _____ general business _____ industrial _____
 residential R-.8 _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: to erect one-story addition to bakery.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
9-1. Extension of a nonconforming use requires Board of Appeal hearing.		
19-1. Side yard is insufficient.	10 ft.	2 ft.
20-1. Rear yard is insufficient.	40 ft.	35 ft.

Rear extension (16 feet by 24 feet) will increase working space without significant impact on the area. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-4054, brought by Pasquale Pregoni and Domenic Varano, 1328 River Street, Hyde Park, for an extension of a nonconforming use and two variances to erect a one-story addition to a bakery in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that remaining rear and side yards be paved for parking and delivery area use to alleviate traffic congestion on River Street



Z-4054
1528 RIVER ST.
(H.P.)

HENRY BREW
ELEMENTARY SCHOOL

POLICE STA.

MOST PRECIOUS
BLOOD SCHOOL

Board of Appeal Referrals 2/2/78

Hearing: 2/14/78

Z-4055-4057
Concettina Genovese
8-14-26 Asticou Road, Jamaica Plain
near South Street

Three 2½-story frame structures

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: to change occupancy of three structures: two-family dwellings
to three-family dwellings.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Conversion from two-family dwelling to three-family dwelling is forbidden in an R-.5 district.		
14-1. Lot area is insufficient.	2 acres	3,157 sf
14-3. Lot width is insufficient.	200 ft.	40 ft.
14-4. Street frontage is insufficient.	200 ft.	40 ft.
16-1. Height of building is excessive.	2 stories	2½ stories
17-1. Open space is insufficient.	1,000 sf	445 sf

Additional units are excessive and would intensify already poor parking conditions. There is neighborhood opposition to these conversions.
Recommend denial.

VOTED: In reference to Petitions Nos. Z-4055-4057, brought by Concettina Genovese, 8-14-26 Asticou Road, Jamaica Plain, for a forbidden use and five variances to change occupancy of three structures from two-family dwellings to three-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Additional units are excessive and would intensify already poor parking conditions. There is neighborhood opposition to these conversions.

(J.P.)



Board of Appeal Referrals 2/2/78

Hearing: 2/28/78

Z-4059
William A. Coolidge, Trustee
31½ Dwight Street, Boston
near Tremont Street

Three-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to change occupancy from lodging house to group residence.

Violation(s):

Section

Required

Proposed

8-7. A penal or correctional institution or a detention home is forbidden in an H-3 district.

Proposed facility (Massachusetts Half-way Houses, Inc.) would provide short-term residence (60-120 days) and rehabilitation program for boys, ages 15-17, referred from Department of Youth Services.

The Authority recorded its opposition (April 29, 1976) to additional halfway houses in the South End, and Massachusetts Half-Way Houses were made aware of the Authority's position. Community is strongly opposed. Little City Hall has received many complaints. Recommend denial.

VOTED: In reference to Petition No. Z-4059, brought by William A. Coolidge, Trustee, 31½ Dwight Street, in the South End Urban Renewal Area, for a forbidden use for a change of occupancy from lodging house to group residence in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. There is an overconcentration of halfway house use in the South End. Community is strongly opposed to this proposal. Little City Hall has received many complaints.



7-4059

31 1/2 DWIGHT ST.
(B.P.)

Board of Appeal Referrals 2/2/78

Hearing: 2/28/78

Z-4060
Pamela M. Pettinati, M.D.
705 Cambridge Street, Brighton
near Dustin Street

2½-story frame structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from one-family dwelling and resident doctor's office to one-family dwelling and nonresident doctor's office.

Violation(s):
Section

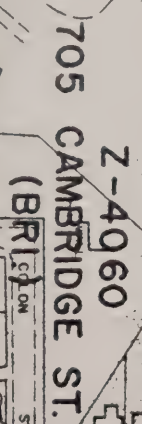
Required

Proposed

8-7. A doctor's office not accessory to a main use is forbidden in an R-.5 district.

There are a number of doctors' offices on the street. Proposal would not have an adverse impact on the neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-4060, brought by Pamela M. Pettinati, M.D., 705 Cambridge Street, Brighton, for a forbidden use for a change of occupancy from one-family dwelling and resident doctor's office to one-family dwelling and non-resident doctor's office in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposal would not have an adverse impact on the neighborhood.



Board of Appeal Referrals 2/2/78

Hearing: 2/14/78

Z-4083
 Anthony Cicconi
 18 Shepard Street, Brighton
 near Washington Street

One-story frame structure

District(s): apartment _____ general business _____ industrial _____
 residential R-.8 _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: to change occupancy from one-family dwelling to three-family dwelling; to erect one-story addition.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
18-1. Front yard is insufficient.	20 ft.	0
19-1. Side yard is insufficient.	10 ft.	0

It is proposed to erect a one-story addition over the existing structure for two dwelling units. The lack of front yard and the scale and style of the extension make the proposal incompatible with the existing character of this residential neighborhood. Recommend denial.

VOTED: In reference to Petition Z-4083, brought by Anthony Cicconi, 18 Shepard Street, Brighton, for two variances for a change of occupancy from a one-family dwelling to a three-family dwelling and to erect a one-story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The lack of front yard and the scale and style of the extension make the proposal incompatible with the existing character of this residential neighborhood.



18 SHEPARD ST
(BR 11)
Z 4083

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An Amended

Hearing: 2/14/78

Z-4098
United Way of Mass. Bay, Inc.
14 Somerset Street and
2-10 Ashburton Place, Boston

Twelve-story structure

District(s):	apartment _____	general business B-8 _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: to change occupancy from social service agency (United Fund)
to university (Suffolk).

Violation(s):

Section

Required

Proposed

8-7. A college or university is conditional in a
B-8 district.

Proposal includes relocation of all Suffolk University activities presently at
45-47 Mount Vernon Street to Somerset Street. Beacon Hill Civic Association
is amenable to indicated provisos. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-4098, brought by United Way of Mass.
Bay, Inc., 14 Somerset Street and 2-10 Ashburton Place, Boston, for
a conditional use for a change of occupancy from social service
agency to university in a general business (B-8) district, the Boston
Redevelopment Authority recommends approval with the following provisos:

Amended vote:

1. That Suffolk University dispose of its ownership interest in
45-47 Mount Vernon Street for residential purposes and shall so
provide in any purchase and sale agreement to be executed, and
further subject to a deed restriction for two and a half years
against any uses that would be allowed by the non-conforming use
status the building now has, thereby returning this property to
the tax rolls.
2. that there be no further acquisition by Suffolk University
of any property in the Beacon Hill Historic District or along
Cambridge Street without Beacon Hill Civic Association concurrence.

Board of Appeal Referrals 2/2/78

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An Amended

Hearing: 2/14/78

Z-4098

United Way

~~to ownership interest in 45-47 Mount Vernon Street for residential purposes and shall so provide in any purchase and sale agreement to be executed, thereby returning this property to the tax rolls;~~

- ~~2. that there be no further acquisition by Suffolk University of any residential property, including any residential with first-floor commercial uses, in the Beacon Hill Historic District or along Cambridge Street without Beacon Hill Civic Association concurrence;~~
3. that any plans for reconstruction of 6-8 Hancock Street be subject to BRA design review approval;
4. that an acceptable Master Plan be prepared in conjunction with local neighborhood organizations and filed with the Boston Redevelopment Authority within six months;
5. that an annual payment of \$42,000 in lieu of real estate tax, adjusted proportionately to changes in the Boston tax rate, be made to the City beginning with the occupancy of 14 Somerset Street, this amount being based on a student per capita charge of \$14.



Z-4098
14 SOMERSET ST.
2-10 ASHBURTON PL.
(B.P.)

